

MARLBORO TOWNSHIP ZONING BOARD
MARCH 24, 2015

THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY THE ZONING BOARD ACTING CHAIRMAN MATTHEW WEILHEIMER AT THE MARLBORO TOWNSHIP TOWN HALL, 1979 TOWNSHIP DRIVE, MARLBORO AT 7:30 P.M.

ACTING CHAIRMAN MR. WEILHEIMER READ THE MEETING NOTICE, ADEQUATE NOTICE PURSUANT TO THE OPEN PUBLIC MEETING ACT OF 1977 HAS BEEN GIVEN OF THIS MEETING BY PUBLICATION IN THE ASBURY PARK PRESS, AND BY POSTING IN THE MUNICIPAL BUILDING IN THE TOWNSHIP OF MARLBORO, FILED IN THE TOWNSHIP CLERK'S OFFICE AND PLACED ON THE TOWNSHIP WEBSITE AND CHANNEL 77.

ROLL CALL

PRESENT ... MR. SOLON, MR. LEVIN, MR. ZWERIN, ACTING CHAIRMAN WEILHEIMER, MS. DI GRANDE, DR. ADLER

ABSENT ... CHAIRMAN SHAPIRO

PROFESSIONALS PRESENT... MS. NEUMANN, MR. CUCCHIARO ESQ. AND MS. PARIS (Admin.Officer)

SALUTE THE FLAG

PUBLIC SESSION - No one signed up to speak.

Z.B. 15-6530 YU – Public Hearing for Use Variance approval to construct two additions, a 12.6' x 7' one story addition in the rear of the house and a two level 18' x 4' addition to side of house. There will be a second story addition built over the existing one story house at 59 Tennent Road, Block 149 Lot 7, in the OPT-2 zone.

Hui Yu- 262 Candlewyck Ct. Morganville was sworn in.

Jim Millett of J. Millett Construction – 15 Inner Hill Ln. Aberdeen was sworn in and gave testimony. Mr. Millett gave a brief description of the project/addition. Mr. Millett stated that they will be adding a second level to the existing dwelling, and construction two additions. A 12' x 7' addition on rear of dwelling as well as adding an interior stairwell to the side of the dwelling. Mr. Ronald Cucchiaro, Esq. (Board Attorney) explained to the board the need for a variance due to the expansion of use. Mr. Millett gave a description of the neighboring properties and the character of the neighborhood. Mr. Millett stated how undersized the dwelling is in comparison to the neighboring homes. With the addition, a master bedroom will be added downstairs and two bedrooms and a full bathroom upstairs. Ms. Laura Neumann had concerns with the parking and asked to verify if two cars will be able to park in the driveway. Mr. Millett answered “yes”.

PUBLIC - No one from the public spoke.

In workshop

Offered: Acting Chairman Weilheimer

Second: Mr. Levin

Dr. Adler said he has some concerns with the drainage. As long as that is addressed he is in favor of the application. Ms. DiGrande stated that she is in favor of this application. Mr. Solon thinks that this application will be a improvement to the neighborhood, and is in favor of the application. Mr. Levin stated that he is in favor of this application. Mr. Zwerin is in favor of the application as well. Mr. Weilheimer stated that application was well done, and he is also in favor.

Out of Workshop

Offered: Acting Chairman Weilheimer

Second: Dr. Adler

A motion in the affirmative

Offered: Acting Chairman Weilheimer Ayes: 6 (Mr. Solon, Mr. Levin, Mr. Zwerin,
Acting Chairman Weilheimer,
Ms. DiGrande, & Dr. Adler).

Second: Nays: 0

Z.B. 15-6534 COLLIER SERVICES, INC. – Public Hearing for Use Variance approval for placement and hook-up of five modular temporary classrooms pending construction of a new addition at 160 Conover Road, Block 153 Lot 38, in the LC zone.

Justin McCarthy Esq. gave a brief description of the property as well as the proposed project.

Eric Wagner (Architect) was sworn in and gave testimony. Mr. Wagner gave a brief description of the property as well as the existing buildings and their use. Mr. Wagner stated that the applicant is in need of additional space to accommodate Collier’s Middle School and High School grade children. The applicant is in the planning stage of expansion to the existing buildings, but they are in need of the additional space in the interim. That is the reason for requesting the temporary trailers (TCU). Mr. Solon asked where the addition to the High School will be. Mr. Wagner indicated that the addition will be on the opposite side of the School from the trailers.

Christine Nazzaro-Cafone P.P. (Planner) was sworn in and gave testimony. Ms. Nazzaro-Cafone gave a brief description of the property as well as the proposed project. Ms. Nazzaro-Cafone explained that this application is a beneficial use.

Sister Debbie Drago Executive Director of Education was sworn in and gave testimony. Sister Debbie gave a brief description of Collier Services mission statement. Sister Debbie explained that Collier’s services vulnerable children and youth. All of the programs are designed for special needs, emotional special needs, kids that are at risk of being homeless, or are homeless. In the summer, Collier’s provides a summer camp for children living in poverty. Sister Debbie stated that Collier’s has added services to their program. They now offer occupational therapy, speech therapy, a number of electives (music, digital photography, video production, and art) as well as clubs for the children. The trailers will give more space to accommodate the services that they already offer to the children.

PUBLIC –

Dennis Coleman – 54 Beacon Hill Rd has concerns with the school’s bus traffic and pedestrian’s safety on Beacon Hill Rd.

The board is requesting that the applicant apply for the appropriate building permits within three (3) years of approval of variance, if variance is approved. The applicant will submit a revised plan reflecting the changes to the location of the proposed trailers (TSU).

In workshop

Offered: Acting Chairman Weilheimer

Second: Mr. Levin

Mr. Solon has concerns with the application regarding the fire code and the temporary status of the proposed trailers (TSU). Mr. Levin stated that he is in favor of this application as long as the fire code is met. Mr. Zwerin is in favor of the application, but would like clarification on the fire code. Dr. Adler is in favor of this application. Ms. DiGrande is also in favor of this application. Mr. Weilheimer stated that the professionals did a fantastic job on this application. He feels that the temporary time line should be less than three years. Mr. Weilheimer also has concerns with the fire code, if it can be satisfied, he would be in favor of the application.

Out of Workshop

Offered: Acting Chairman Weilheimer

Second: Mr. Levin

John Borden Fire Sub Code Official - was sworn in and gave testimony. Mr. Borden's only concern is that the trailer maintains a 20' setback off of the maintenance building. Mr. Borden has no issue with the distance between trailers (TSU), and is in favor of this application.

In workshop

Offered: Acting Chairman Weilheimer

Second: Dr. Adler

The board is satisfied with the application.

Out of Workshop

Offered: Acting Chairman Weilheimer

Second: Dr. Adler

A motion in the affirmative

Offered: Acting Chairman Weilheimer Ayes: 6 (Mr. Solon, Mr. Levin, Mr. Zwerin,
Acting Chairman Weilheimer,
Ms. DiGrande, & Dr. Adler).

Second: Nays: 0

Z.B. 14-6520 NEW YORK SMSA LP d/b/a VERIZON WIRELESS –Continued Public Hearing for Use Variance approval

to construct 125 foot high monopole with associated equipment shelter, cabinet and 8 foot high chain link fence at 251 Spring Valley Road, Block 172 Lot 14, in the LC zone

Michael Beck Esq. gave a brief description of the property as well as the proposed project.

Davis Stern, Radio Frequency Engineer testified on behalf of the applicant. Mr. Stern stated that the applicant is in the process of upgrading the system to 4G also known as LTE, as well as Voice Over LTE. The applicant is looking to fill in the gaps of service for Verizon Wireless in Marlboro Township. Mr. Beck asked Mr. Stern to explain if it would be possible to lower the Monopole to 100 feet. Mr. Stern showed the board members a comparison between the location of the existing coverage and its gaps, vs the coverage with the additional 125 foot antenna at the proposed site. Mr. Stern stated that they would still have significant gaps if the antenna was 100 feet in height.

Dr. Adler asked if the applicant would permit co-location of additional carriers on the antenna.

Mr. Stern responded that they can co-locate additional carriers on the monopole. They can accommodate three to four carriers on the monopole. Mr. Solon asked “even without this tower, their would still be coverage in that entire area, correct?” Mr. Stern stated their is less then reliable service to the Verizon Wireless subscribers in this area. Mr. Stern stated that Verizon Wireless is in the process of insuring that all subscribers data base is operating on 4G. Verizon will be incenting subscribers to transition from older technologies to the 4G. Over the next two years, Verizon Wireless will be deactivating the older technologies from their network.

Bill Perry of Select Wireless LLC. testified on behalf of the applicant. Mr. Beck asked Mr. Perry to describe what the process is and his participation. Mr. Perry stated that the carrier supplies his company with an area to locate properties for a cell tower to be installed. They utilize Google Earth to help find a location for their client. They first look to utilize existing structures for the antennas. They will they get approval for the site from the R.F. Engineers, and approach property owners for landlord interest. The final step after procuring a signed lease is to get approval from zoning. Mr. Beck asked Mr. Perry if there were any tall structures that can be utilized by Verizon Wireless in the search area, Mr. Perry stated “no their wasn’t.” The proposed site was a good candidate for the tower and the property owner was willing to lease the property for the tower.

This application is being carried to the meeting of April 28, 2015, without further notice.

(Transcript available in Zoning Office)

MEMORIALIZATIONS

Z.B. 14-6523 SCHOOL ROAD PROPERTIES, LLC. – Memorialization of Resolution granting Use Variance approval for a fifteen lot sub-division creating twelve new lots with new homes and keeping three existing homes that were pre-existing non-conformities on the mother lot, located at 62 School Road East, Block 362 Lot 18, in the R-80 zone

Offered:	Acting Chairman Weilheimer	Ayes: 6 (Mr. Solon, Mr. Levin, Mr. Zwerin, Acting Chairman Weilheimer Ms. DiGrande, Dr. Adler).
		Nays: 0
Second:	Zwerin	Absent: Chairman Shapiro

Z.B. 14-6526 AVA’S BRICK OVEN AGPC CATERING – Memorialization of Resolution granting Use Variance approval to add an outside refrigeration unit and extra storage space upstairs, located at 47 Tennent Road, Block 149 Lots 2 & 2.01, in the OPT-2 zone

Offered:	Acting Chairman Weilheimer	Ayes: 6 (Mr. Solon, Mr. Levin, Mr. Zwerin, Acting Chairman Weilheimer Ms. DiGrande, Dr. Adler).
		Nays: 0
Second:	Zwerin	Absent: Chairman Shapiro

A motion to adjourn was offered by Acting Chairman Weilheimer, seconded by Mr. Levin.

Respectfully submitted
Jennifer Bajar